

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 1-8-16

Tentative No.: T- 23396-3-EXT-NO

Received Date: 12-21-15

FEES:

D.R.E.R.----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 30 Twp.: 53 S. Rge.: 42 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Edgewater Subdivision F/K/A Hawks Garden

2. Owner's Name: 700 Edgewater Development, LLC Phone: 646-226-7544

Address: 2525 Ponce De Leon Blvd., 4th Floor City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: aocini2@aol.com

3. Surveyor's Name: Fortin, Leavy, Skiles, Inc. Phone: 305-653-4493

Address: 180 NE 168th St. City: N. Miami Beach State: FL Zip Code: 33162

Surveyor's Email Address: damian@flssurvey.com

4. Folio No(s): 01-3230-053-0010 / /

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: Between NE 26th St., & NE 26th Terrace adjacent to Biscayne Bay, East of NE 5th Ave.

7. Present Zoning: T6-36A-L Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res. (129 Units), Duplex (_____ Units), Apartments (129 Units), Industrial/Warehouse (_____ Square .Ft.),
Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

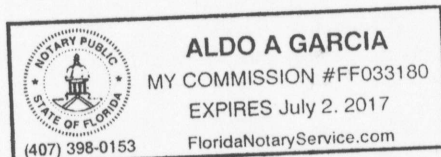
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): AOKTAY CINI *Authorized Rep.*

BEFORE ME, personally appeared Aoktay Cini this 27th day of OCTOBER, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known W or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27th day of OCTOBER, 2015 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

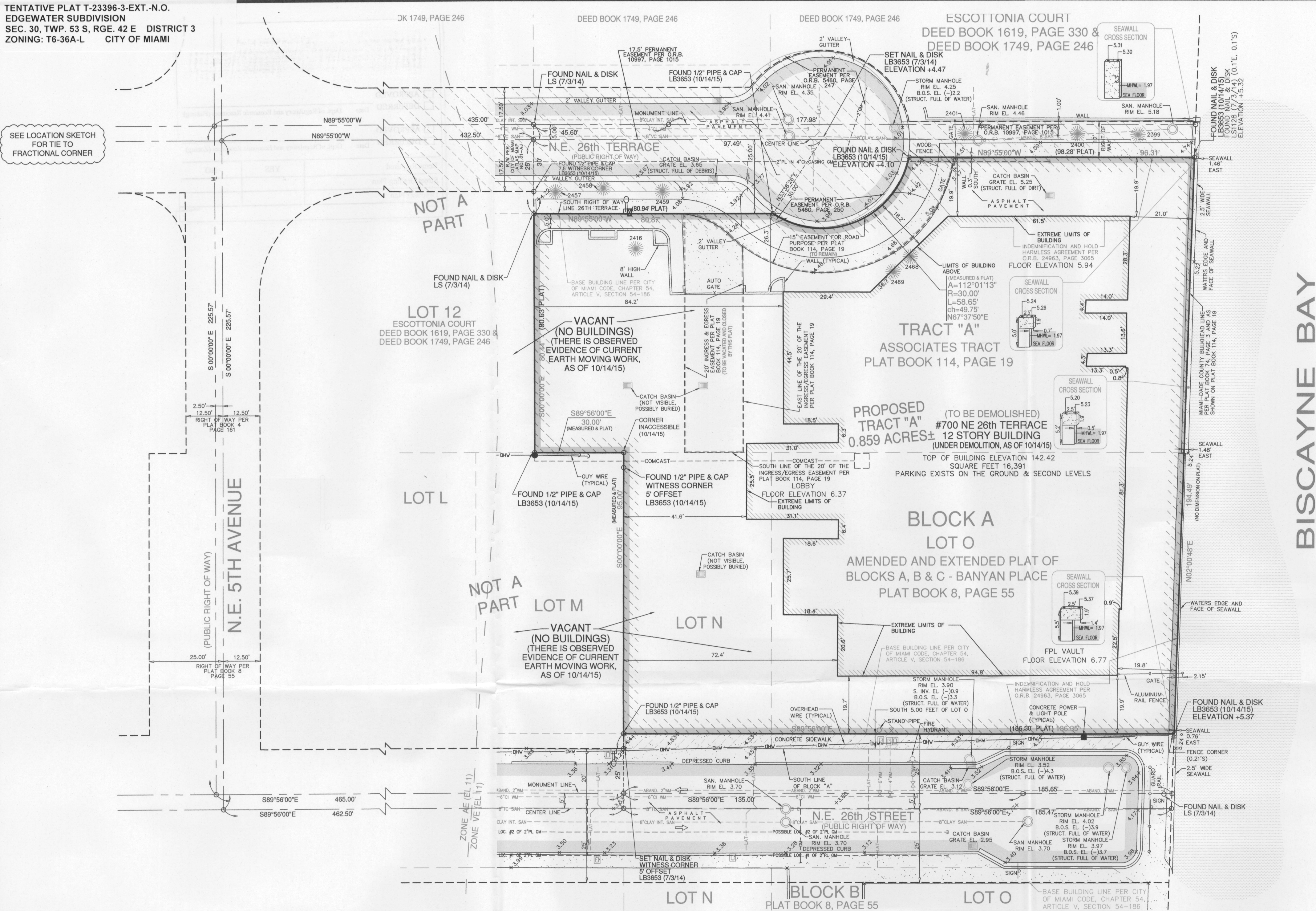
(Print, Type name here): ALDO A GARCIA

July END 2017 #FF033180
(Commission Expires) (Commission Number)

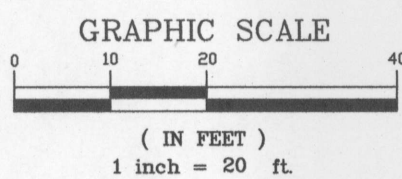
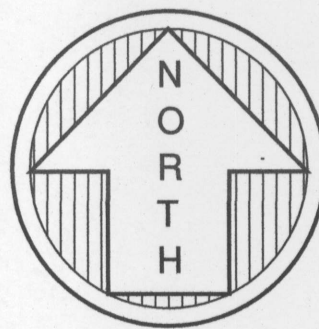
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23396-3-EXT.-N.O.
EDGEWATER SUBDIVISION
SEC. 30, TWP. 53 S, RGE. 42 E DISTRICT 3
ZONING: T6-36A-L CITY OF MIAMI

SEE LOCATION SKETCH
FOR TIE TO
FRACTIONAL CORNER



DEVELOPMENT
CONTACT PERSON INFORMATION
Name: Damian Thomason
Telephone Number: (305) 653-4493
Fax Number: (305) 651-7152
E-mail Address: damian@fssurvey.com



LEGEND	
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	LIGHT POLE
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	CATCH BASIN INLET
[Symbol]	UTILITY POLE
[Symbol]	RISER
[Symbol]	FIRE HYDRANT
[Symbol]	HANDHOLE
[Symbol]	SIGN
[Symbol]	TREE
[Symbol]	0.5' CURB
[Symbol]	2.00' CURB & GUTTER
[Symbol]	CHAIN LINK FENCE
[Symbol]	GRADE ELEVATION
[Symbol]	ELEVATION
[Symbol]	INVERT
[Symbol]	B.O.S. = BOTTOM OF STRUCTURE
[Symbol]	SAN. = SANITARY
[Symbol]	P.R.M. = PERMANENT REFERENCE MONUMENT
[Symbol]	CONCRETE
[Symbol]	ASPHALT PAVEMENT

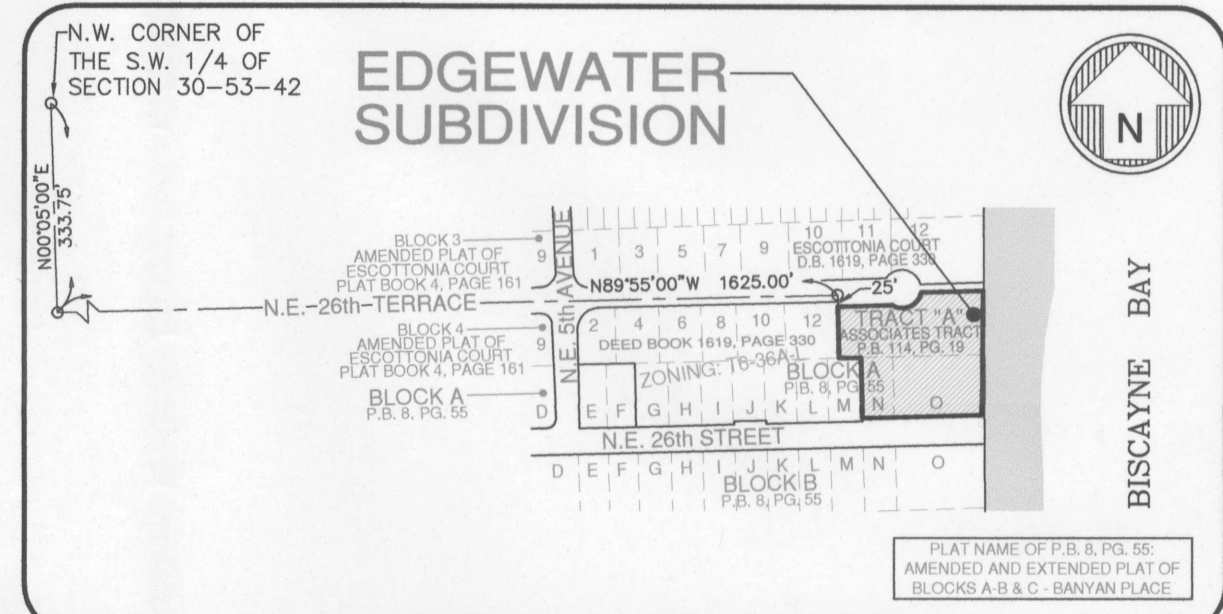
UNDERGROUND UTILITIES LEGEND

---	CONCRETE	UNDERGROUND CONCRETE LINE
---	CONCRETE	UNDERGROUND ELECTRIC LINE
---	CONCRETE	UNDERGROUND GAS LINE
---	CONCRETE	UNDERGROUND SAN. LINE
---	CONCRETE	UNDERGROUND STORM LINE
---	CONCRETE	UNDERGROUND WATER MAIN

TREE #	SIZE	HEIGHT	DROP	COMMON NAME	SCIENTIFIC NAME	NATIVE
2399	24"	25'	25'	MAHOGANY	SWietenia MAHOGANI	Y
2400	21"	20'	15'	MAHOGANY	SWietenia MAHOGANI	Y
2401	18"	20'	20'	MAHOGANY	SWietenia MAHOGANI	Y
2416	10"	20'	15'	TRAVELERS PALM	RAVENALA MADAGASCARENsis	N
2457	12"	30'	8"	WASHINGTON PALM	WASHINGTONIA ROBUSTA	N
2458	12"	30'	8"	WASHINGTON PALM	WASHINGTONIA ROBUSTA	N
2459	12"	30'	8"	WASHINGTON PALM	WASHINGTONIA ROBUSTA	N
2468	4x4"	12'	15'	JAPANESE PRIVET	LIGUSTRUM LUCIDUM	N
2469	4x4"	12'	15'	JAPANESE PRIVET	LIGUSTRUM LUCIDUM	N

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ELEVATIONS SHOWN HEREON ARE
RELATIVE TO THE CITY OF MIAMI DATUM



LOCATION SKETCH

SCALE: 1" = 300'
SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST,
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

Tract A, ASSOCIATES TRACT, according to the plat thereof, as recorded in Plat Book 114, Page 19, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Lots N and O, less and except the South 5.00 feet thereof, Block A, AMENDED AND EXTENDED PLAT OF BLOCKS A, B & C BANYAN PLACE, according to the plat thereof, as recorded in Plat Book 8, Page 55, of the Public Records of Miami-Dade County, Florida.

AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE THE 20 FOOT INGRESS/EGRESS EASEMENT CONTAINING 1,526 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- This site lies in Section 30, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon NOT were abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°55'00"W for the center line of N.E. 26th Terrace, and evidenced by found cut nail and found spike.
- Elevations shown hereon are relative to the City of Miami Datum, based on Miami-Dade County Bench Mark No. N-684, NGVD 1929 Elevation +11.81 (City of Miami Datum Elevation +12.07), located at N.E. 29th Street and U.S. Highway No. 1 (Biscayne Boulevard).
- Lands shown hereon are located within an area having a Zone Designation VE (EL 11) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0316L, for Community No. 120650, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon containing 37,439 square feet, or 0.859 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- The horizontal location of trees and the Tree Table information under diameter, height, and spread "columns" were located by Fortin, Leavy, Skiles, Inc. and William Eager (Landscape Architect). Tree Table information under type, scientific name, and native "columns" were provided by William Eager (Landscape Architect).
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- The extreme limits of the Building including overhang lines are shown hereon, but the building overhang lines within these limits were not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- The legal description as shown hereon is contiguous without gaps or overlaps.

DEVELOPMENT INFORMATION

- OWNER:
700 Edgewater Development, LLC
2525 Ponce De Leon Blvd., 4th Floor
Coral Gables, FL 33134
- FOLIO NUMBERS:
01-3230-053-0010
- DEVELOPMENT INFORMATION:
Proposed Tract "A" Containing 37,439 Square Feet, or 0.859 acres, more or less.
Existing Twelve Story Multi Family Building Containing 16,391 Square Feet - To Be Demolished.
Proposed condominium containing 129 units.
- CITY OF MIAMI ZONING NOTE:
THE ZONING ON THE TENTATIVE PLAT IS IN ACCORDANCE WITH THE CITY OF MIAMI, MIAMI 21 ZONING CODE, AS PER ARTICLE 5, SECTION 5.6 URBAN CORE TRANSECT ZONES (T6-36A-L).
- FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13: +5.0 FEET (NGVD 1929).
- AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE THE 20 FOOT INGRESS/EGRESS EASEMENT CONTAINING 1,526 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on March 27, 2006, and last updated October 14, 2015, and as a "Tentative Plat" for the City of Miami and Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By:
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS435
State of Florida.

This Drawing is
the Property of
Fortin, Leavy, Skiles, Inc.
and is an instrument
of service not to be
reproduced in whole
or in part without
the Express Written
Permission of Some.

No.	Revision	Description
2	151319	UPDATE SURVEY (10/14/15) RLL
1	140590	UPDATE SURVEY (7/23/14) SJD
	O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fssurvey.com

TENTATIVE PLAT
EDGEWATER SUBDIVISION
A PORTION OF SEC. 30, TWP. 53 SOUTH, RGE. 42 EAST
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/27/06
Scale	1" = 20'
Drawn By	GEM
CAD No.	050766
Plotted	10/22/15 1:18p
Ref. Dwg.	2013-058-COM & 2014-087
Field Book	566/02-03 RLL
Job No.	141043
Dwg. No.	2014-087-2-COM
Sheet	1 of 1

EDGEWATER SUBDIVISION

TENTATIVE PLAT NO. **23396-3-EXT.-N.O.**

Sec. 30

Twp. 53

Rge. 42

Municipality: MIAMI

Zoned: T6-36A-L

RECOMMENDS

APPROVAL 1-8-16

Date . Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS

APPROVAL 1-8-16

Date. Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Miami requirements and the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ Tentative Plat valid until October 8, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 5.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. City of Miami approval required.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.

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- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)